



TO: Environmental Review Board (ERB) Members
FROM: Jeff Juarez, ERB Coordinator
SUBJECT: MEETING NOTICE/AGENDA

The next meeting of ERB is scheduled for:

Day/Date: Monday, December 21, 2009
Time: 1:00 P.M.
Place: DEPARTMENT OF REGIONAL PLANNING
Hall of Records, Room 1385
320 West Temple Street
Los Angeles, CA 90012

ERB Members: Please park in Lot 11 located at 227 N. Spring, entering from Spring; or Lot 26 located at 120 S. Olive, entering from 1st Street; both are operated by 5-Star Parking Services. Please call (213) 974-6461 to confirm attendance at scheduled meeting for reserved parking validation.

AGENDA

1:00 p.m. Review 2010 ERB meeting schedule

NEW BUSINESS

1:10 p.m. The Will Geer Theatricum Botanicum

Project No. R2006-03840
Permit No. Conditional Use Permit No. 2006-00336
Oak Tree Permit No. 2006-00083
Variance No. 200600017
Environmental Review No. 2006-00262
APN: 4440-012-006, 4440-006-004, -005
Location: 1419 N. Topanga Canyon Blvd., Topanga
Applicant: Ellen Geer, Owner

Proposal: The project proposes the expansion of an existing outdoor theater and botanical garden, including construction of: a commissary deck (245 square feet); a two-story caretaker's residence with storage and workshop (2,397 sq. ft. w/ 1,240 sq. ft. footprint); a prop shop (1,680 sq. ft. w/ 840 sq. ft. footprint); office/storage above existing restrooms (350 sq.ft.); a 20-foot wide fire access extension; solar panels (1,320 sq. ft.); and 46 unpaved tandem parking spaces on the southern portion of the project site. The existing caretaker's trailer and various other small structures will be removed; the existing caretaker's carport will remain. The proposed project would result in an overall total of 14,857 sq. ft. (.34 acres) of lot

If you require reasonable accommodations or auxiliary aids and services such as material in an alternate format or a sign language interpreter, please contact the ADA (American with Disabilities Act) Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD), with at least five business days notice.

coverage by structures and 143 parking spaces on the 5-acre project site. Additional off-site parking consists of 114 spaces at Topanga Community Center. To accommodate the improvements, the project proposes removal of one (1) oak tree and encroachment into the protected zones of 23 oak trees.

Resource: The project site is located in the Topanga area of the Santa Monica Mountains Malibu Coastal Zone. A majority of the project site is within a Significant Oak Woodland. An ESHA-designated Inland Oak Woodland is located on the western edge of the project site (on parcel 4440-006-005), and Topanga Creek (ESHA) traverses the eastern side of the project site from north to south (parallel to Topanga Canyon Blvd.)

Request: Review the proposal for an expansion of the outdoor theater and botanical garden, render a decision on the project, and identify any appropriate recommendations for the project. The ERB recommendations will be used as guidelines by the Regional Planning Commission and as part of any necessary environmental review of the project under the California Environmental Quality Act (CEQA). Projects normally exempt from CEQA are subject to environmental review when in sensitive locations [PRC §15300.2(a)].

OTHER MATTERS

1. 1:40 p.m. **Discussion: Proposed Oak Tree Ordinance revisions**
2. 2:00 p.m. **Public comment pursuant to Section 54954.3 of the Government Code.**